

Southern Resource Annex Community Input Meeting
Meeting Location: Edgewood Senior Center
1000 Gateway Road
Edgewood, MD 21040
Thursday, January 15, 2009 – 6:00-8:00 p.m.

Southern Resource Annex – Located at 1301 Pulaski Hwy (formerly known as Bonnie Brae Station) southeast of the intersection of Pulaski Hwy and Magnolia Road in Joppa, MD. Proposal: Site includes 7.27 acres currently zoned B3 (6.5 acres) and R3 (0.77 acres). The project includes the Southern Precinct for the Harford County Sheriff's Office (approx. 44,000 sq. ft.), a Government Services Building (approx. 66,000 sq. ft. of office and clinic space and up to 4 ½ floors of parking garage), and a Food Bank building (approx. 8,700 sq. ft.)

Minutes

Ed Maley opened the meeting at 6:05 p.m. He explained that the site will house three separate buildings: Harford County Sheriff's Office, Southern Precinct, Government Services Building, and a Food Bank Warehouse. The Government Services Building will house the Harford County Health Department, Harford County Housing Agency and the Community Action Agency

Ed then introduced representatives of the agencies that will occupy the buildings and asked them to give brief descriptions of the programs and services to be offered at the Southern Resource Annex.

Major Dale Stonesifer spoke about the Southern Precinct, Ed Maley spoke about the Housing Agency on behalf of Shawn Kingston, Judy Mason spoke about the Community Action Agency and Food Bank, and Susan Kelly spoke about the Health Department.

Deanna Bailey of Tesseract Sites, Inc. gave a description of the site and the proposed site improvements.

PROPERTY

- 4 parcels, total 7.15 acres
- Fronts on Pulaski Highway (4 lane+ divided highway) and Magnolia Road – 2 lane collector road
- Zoning:
 - B3 Science and Technology Corridor - Important aspect of this overlay zone is that it allows taller buildings (6 stories)
 - parcel near Magnolia: R3
- Large, flat area paved in center
- Slopes on south and east
- Generally slopes to southeast, draining to a tributary of Otter Point Creek, about 500' SE of property

PROPOSED USES

- Sheriff's Office Southern Precinct
 - Total 44,000 sf +/- with 24,700 sf +/- of office area on two floors
- Food Bank Warehouse – 8700 sf +/-

- Office/ Parking Garage (Housing, Community Action Agencies) – 66,000 sf +/- of office area on two floors plus 4 ½ floors of parking

PARKING

Sheriff:

- 82 parking spaces required.
- 48 provided in rear and 30 in front
- Food Bank Warehouse- mostly storage/ minimal parking requirement
- Health Department/Housing/Community Action Agency offices
 - 220 parking spaces required
 - 390 spaces +/- proposed – extra spaces to assure adequate parking for visitors

ACCESS

- Public access right in/right out Pulaski Highway
- Sheriff's right out Pulaski Highway and In/out Magnolia Road
 - Modify island in Magnolia to allow EMERGENCY vehicles only to cross median to go n/s on Magnolia

SWM Quality Facility

- Bioretention facility designed to capture small storms with pipe buried below soil for any water not infiltrate. Small low-flow outlet pipe to discharge water after has filtered through plants and soil. Large storms bypass all but initial rainfall and discharge at bottom of slope near at corner of site

OTHER UTILITIES

- Sewer – connect to ex sewer in Pulaski Highway
- Water – connect to ex water in Pulaski Highway
- Storm drains – most discharge into water quality facility or outfall on SE corner, with minor into storm drains in Magnolia
- Gas in Magnolia Dr.
- OH electric – connect in Pulaski Hwy.

LANDSCAPING

- At a minimum, plan to meet County requirements
- Provide planting buffer along drive between site and Magnolia, adjacent to residential property

Community Questions:

Sheriff's Office

1. Will arrestees be detained at this facility? *No, there will be a temporary holding facility for the police officers to complete the necessary paperwork like the Northern Precinct.*
2. Will this precinct service this area only? *Yes, everything else will go to Forest Hill.*
3. Is there a time limit to hold the arrestees in the temporary holding facility? *Yes, the limit is 24 hours but usually they will only be held for 1 to 2 hours to get the paperwork completed.*
4. Will there be a tactical team at this precinct? *Yes, it will be where they work out of and store their materials in a secured garage.*

Community Action Agency

1. With the economy in the state that it is what does the County plan to do with the old buildings? *The County will probably end up selling the buildings if they own them.*

Health Department

1. Why will the Environmental Health programs stay in Bel Air? *That office works closely with other county offices on a daily basis and it is more efficient to keep them in Bel Air with the County offices.*

Site Plan Review

1. Will there be any incident where the bioretention facility could overflow or drain onto the neighboring property? *There should not be any incident where this could happen.*
2. Will there be a Harford County transit stop and sidewalk to get to the buildings on this site? *Harford County Transit will stop on Route 40 in the North bound direction and there will be a sidewalk for access to the Government Services Building.*
3. How many people will be working in the buildings at this site? *The Sheriff's Office will have 150 employees that will be broken up into 3 shifts. The Government Services Building will house about 200 employees in addition to the citizens that they will be providing services to.*
4. Can churches purchase food from the Food Bank to feed the hungry? *The Community Action Agency currently distributes to 60 organizations and we are always looking for more to help feed the hungry.*
5. Will the bioretention facility be operated and maintained under stormwater management guidelines? *Yes, there are regulations and guidelines that must be followed.*
6. Will the site improvements go into the wood line that abuts the Woodbridge Commons property? *No.*
7. Will the slope from Woodbridge Commons property be cleaned up? *The County will own the property and it will be maintained just as the other properties are.*
8. Why can't traffic from the public come out to Magnolia Road since it is a safety hazard to go out on Route 40 and do a U-turn at the next light? *We have looked into this option and State Highway Administration frowned upon it.*

Meeting Adjourned 6:50 p.m.

Respectfully Submitted,

Laura Blevins

***Attendance sign-in sheet attached.**